

Maryland, being more particularly described as follows:

BEGINNING for the same at the Southeasternmost corner for the hereinafter described tract of land said point being further identified as the beginning point for Lot 11 of a tract of land known as "Foul Play" and from said beginning point running with a part of the 1st line of the aforementioned Lot 11, with bearings corrected to the Maryland State Plane Meridian, N. 7° 15' 50" W. 795.27', thence running across said Lot 11 to include a part of the same, N. 68° 40' 42" W. 655.46', thence S. 78° 40' 09" W. 401.15' thence S. 25° 08' 09" W. 726.48' thence S. 78° 22' 30" E. 1,442.66' to the place of beginning, containing 22.2322 acres of land, more or less, as surveyed by Maddox and Associates, a copy of said survey being attached hereto and marked "Complainants Exhibit No. 1" and prayed to be taken as a part hereof.

Said tract or parcel of land being part of all that real estate which the said Complainants, Willie M. Sears and Fulton D. Sears, inherited from their mother, Lottie V. Sears, who died February 15, 1940, and Ira T. Sears who died, May 20, 1955.

That said tract or parcel of land which is the subject of these proceedings has been used by your Complainants herein and their predecessors in title by maintaining actual, physical, continuous, exclusive, hostile, notorious and adverse possession and control of the aforesaid land and parcel with full claim of ownership and under color of title for over a period of twenty (20) years.

That said tract or parcel of land which is the subject of these proceedings is more particularly described in a Deed from Thomas Sin Lee, et al., to John H. Kessler, dated April 17, 1899 and recorded in Liber D.H.H. 3, Folio 684, one of the Land Records of Frederick County, Maryland, a certified copy of said deed is attached hereto and marked "Complainants Exhibit No. 2" and prayed to be taken as a part hereof.

That said tract or parcel of land which is the subject of these proceedings is the same as a part of parcel secondly described and conveyed in a Deed from John H. Kessler and Elizabeth A. Kessler, his wife, to Victor Herbert Kessler, et al., dated June 6, 1903 and recorded in Liber S.T.H., 267, Folio 54, one of the aforesaid Land Records, a certified copy of said